



VIRGIN ISLANDS HOUSING FINANCE AUTHORITY

100 Lagoon Complex · Suite 4
St. Croix · U. S. Virgin Islands · 00840
Telephone (340) 772-4432 · Fax (340) 772-4002
www.vihfa.gov

INVITATION FOR BIDS

for

PROFIT RENOVATION ADDENDUM I

IFB 005-2023-STX

Issue date:

March 30, 2023

Submittal deadline:

April 4, 2023

Contact person:

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 *Unlocking the Door to Affordable Housing*

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“CONFIDENTIAL BID SUBMISSION”

VIRGIN ISLANDS HOUSING FINANCE AUTHORITY

**IFB 005-2023-STX
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PROFIT RENOVATION
ADDENDUM I**

This addendum is issued to modify the previously issued IFB document and/or given for informational purposes and is hereby made a part of the IFB document. The Respondent must acknowledge the receipt of any and all addenda by completing IFB Cover Letter, Enclosure Document A. The following sections are hereby amended/added:

2.0 SCOPE OF WORK

Provide a bid for work as per these specifications:

The Respondent shall be responsible for furnishing all labor, tools, materials, equipment, miscellaneous supplies, and services necessary to renovate Profit Emergency Housing Apartments in accordance with the Architectural Drawings (**See Attachment 1, Architectural Drawings**), and Scope of Work listed here-in.

ESTATE PROFIT EMERGENCY HOUSING BUILDING D

EXTERIOR

East Elevation 78'-8" FT L x 9 FT H:

- A. Remove and replace, 1 each of junction box cover (2 IN x 5 IN),
- B. Remove and replace, 1.5 IN electrical conduit, 8 LF long,
- C. Prep and paint, building exterior concrete wall with 1 coat primer and 2 coats paint (color to be selected by VIHFA).

West Elevation 78'-8" Ft L x 9 FT H:

- A. Prep and paint, building exterior concrete wall with 1 coat primer and 2 coats paint (color to be selected by VIHFA).

North Elevation 26'-8" Ft L x 12'- 9" FT H:

- A. Prep and paint, building exterior concrete wall with 1 coat primer and 2 coats paint (color to be selected by VIHFA).

South Elevation 26'-8" Ft L x 12'- 9" FT H:

- A. Prep and paint, building exterior concrete wall with 1 coat primer and 2 coats paint (color to be selected by VIHFA).

Roof (2,143 SF):

- A. Remove and replace the entire roof as per attached plans. To include all guttering, downspouts, splash pads, two vent pipes with boots (18" above roof

line), paint all fascia and soffit and interior ceilings with 1 coat primer and 2 coats paint (color to be selected by VIHFA).

Windows and Doors:

- A. Remove and replace, 2 each of Aluminum Jalousie Windows (24 IN W x 30 IN H) and screens.
- B. Remove and replace, 12 each of Aluminum Jalousie Windows (36 IN W x 48 IN H).
- C. Remove and replace, 12 each of aluminum window screen (36 IN x 48 IN).

Electrical:

- 1. Replace Weather-head mast at min 3'-0" above roof. Ensure base connection is not damaged.
- 2. Replace missing cover plate to the base panel.

INTERIOR

Unit D3:

- A. Remove and replace, 1 each of Smoke Detector.
- B. Prep and paint, building Interior, 2 coats.
- C. Remove and replace, 1 each of hollow core wood door 30 IN x 80 IN and 24 IN x 80 IN
- D. Remove and replace, 425.5SF of 12 IN x 12 IN VCT Tile .
- E. Remove and replace, 8 120 V Duplex Outlet.
- F. Remove and replace, 3 GFCI duplex 120 V Outlet.
- G. Remove and replace 1 220 V outlet.
- H. Service entry door to ensure locks and hinges are functional.

Kitchen:

- A. Remove and replace, Wooden sink base cabinet with cut out for double sink, 24 IN D x 36 IN H), 5'-5" LF long.
- B. Remove and replace, Wooden wall cabinet (12 IN D x 26 IN H), 5'-5" LF long.

Unit D4:

- A. Remove and replace, 1 each of Smoke Detector.
- B. Remove and replace, 425.5 SF of 12 IN x 12 IN VCT Tile.
- C. Remove and replace, 1 each of hollow core wood door, frame and hardware 30 IN x 80 IN.
- D. Remove and replace, 1 each of hollow core wood door, frame and hardware 24IN x 80 IN.
- E. Remove and replace, 8 each of 120 V Duplex Outlet.
- F. Remove and replace, 3 each of GFCI duplex 120 V outlet.
- G. Remove and replace, 5 each of 110 V wall light switch.

Kitchen:

- A. Remove and replace, Wooden sink base cabinet with cut out for double sink, 24 IN D x 36 IN H), 5'-5".
- B. Remove and replace, Wooden wall cabinet (12 IN D x 26 IN H), 5'-5" LF long.
- C. Remove and replace, laminate countertop with backsplash, cut out for double sink, 24 IN D, 5'-5" LF long.

Solar Water Heaters:

- A. Remove and replace 4 Solar Water Heater Collectors, Plumbing and Interior Water Heaters
- B. Remove and dispose of all Solar Water Heater Collectors from roof, to include piping, insulation and related plumbing fixtures.
- C. Remove and dispose of the interior water heater and all associated plumbing lines connected to the solar water heating system.
- D. Replace solar water heating system with one that is approved by the VI Energy Office, in compliance with Act #7075, to include all plumbing and hardware.
- E. Replace interior water heater and all associated plumbing lines connected to the solar water heating system.
- F. The system requires a minimum 12-gallon storage tank.
- G. Solar water system shall be properly anchored and secured to the roof with Collectors adequately sized. Minimum 36 SF of total combined area of collector(s).
- H. Collectors shall be located and positioned on the roof to optimize performance.
- I. Locate system on the roof to be as close as possible to the locations of the kitchen and bathroom.
- J. The system shall include a means by which the user can adjust the maximum temperature of the water supply.
- K. Fully insulate the hot water supply line from the tank to all points of use. Fully wrap the insulation with Water Heater Installation Duct Tape.
- L. Ensure all roof penetrations are properly sealed and allow water to flow away from the penetrations.
- M. The solar water heater shall be accompanied by a minimum 5-year manufacturer's warranty (collectors and water heater storage tank).

The Virgin Islands Housing Finance Authority ("VIHFA") is providing a response to questions asked by potential Respondents. Below are the questions and the responses as follows:

1) Is the intent to retain any existing bond beam (or bond block) and pour a new bond beam above or to remove existing bond beam. **Yes, retain existing Bond-beam as per drawing.**

If the existing bond beam is retained, the new bond beam will raise the roof and the existing main service weather-head will be less than the 3' required distance to roof and would need to be replaced. **Please see the added Scope of Work under Electrical.**

2) Are any replacement windows required to be egress windows? **No, egress windows are not included, since this is only for the two units 3 & 4.**

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